

Land Use Planning in the Heartland

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Land is a valuable resource with many competing uses. With a finite amount of land but an increasing number of uses, such as agriculture, recreation, mining, housing, infrastructure, and industrial development, land use planning is very important.

Land use planning is a comprehensive process that identifies optimum uses of land in balanced and effective manner. It also helps ensure activities on the land base are compatible and minimizes conflict between the various uses. Land use planning also serves as a basis for the adoption of zoning and other land use controls.

Alberta's Industrial Heartland is 582 square kilometers encompassing land in five different municipalities. Recognizing the unique assets the area offers, the Heartland partner municipalities developed and adopted a [Complementary Area Structure Plan](#), which ensures the individual plans of the municipalities are complementary, consistent, and minimize conflict. The planning process gathered information on soil, vegetation, wildlife, cultural/historical features, etc. An extensive public consultation process was also included. The plan outlines land uses, general location of transportation and infrastructure routes, density of population, and other relevant matters. It serves to guide future planning and development of lands within each municipality.

Zoning is an important component of land use planning. Zoning within the Heartland focuses primarily on industrial development, but it forms only part of the larger "municipal development plan" for the individual municipalities. These plans include residential, agricultural, environmental, and other uses. A wide range of land uses helps meet the needs of society, the environment, and the economy.

Land use planning in the Heartland is aligned with the broader land use planning of the Greater Edmonton region's [Capital Region Board](#), which was created to coordinate planning across the Edmonton region. The Government of Alberta is also embarking on a provincial land use initiative called the [Alberta Land Use Framework](#), which is a blueprint for land use management and decision making that addresses the recent growth in Alberta.

*Brought to you by **Life in the Heartland**, a partnership aimed at improving access to information, contacts, and resources for residents in and around Alberta's Industrial Heartland. For more information, visit www.lifeintheheartland.com or email info@lifeintheheartland.com.*